

Submitted March 12, 2014
Approved as of
Date March 12, 2014

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 04-2014
Wednesday, February 26, 2014**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, February 26, 2014.

PRESENT

Don Hadley, Chair

Anne Goodman Charles Littlefield
David Hill John Tyner, II

Present: Marcy Waxman, Assistant City Attorney
Andrew Gunning, Assistant Director, CPDS
David Levy, Chief of Long Range Planning
Deane Mellander, Zoning Administrator
Cindy Kebba, Planner III

I. DISCUSSION / RECOMMENDATIONS

Rockville Pike Plan Draft Work Session - Continue development and review of the Commission's final draft by updating the current draft based on discussion of testimony. Provide direction to staff.

Commissioner Hadley informed the Commission that he met with staff and Commissioner Hill, to find a workable measurement for the mixed-use issue. It was suggested during that meeting to form a committee to work with staff to find a provision that would be workable within the code and prepare a report of their findings. This would offer some regulatory measurement of what mixed-use is, where you want it, how you determine it, and how long a period of time, and how it's accomplished.

Commissioner Hill moved, seconded by Commissioner Goodman, to form a sub-committee of the Planning Commission, to address the questions about mixed use implementation of the Rockville Pike Plan and to prepare a report by March 18, 2014 for the Commission meeting on March 26, 2014. The motion passed 4-0-1 (Commissioners Leiderman and Trahan were absent, Commissioner Tyner abstained).

Commissioners Hill, Goodman and Littlefield were suggested to serve on the sub-committee.

Commissioner Hill moved, seconded by Commissioner Tyner, to nominate Commissioners Hill, Goodman and Littlefield, to serve on the sub-committee.

The motion passed 5-0 (Commissioners Leiderman and Trahan were absent).

Commissioner Hill stated that public notice will be given for the time and location of the sub-committee sessions, but they will not be televised.

Commissioner's Hill and Goodman's edits were discussed at length by staff and the Commission.

The meeting recessed at 8:14pm and reconvened at 8:20 pm.

II. WORK SESSION

The Commission will discuss the property at 175 Watts Branch Parkway, its potential reuse as parkland, and the relationship with the Comprehensive Master Plan.

Mr. Gunning provided a summary of the property at 175 Watts Branch Parkway and its proposed re-use as parkland. He stated that the re-use proposal submitted December 17, 2013, was endorsed by Mayor and Council and submitted to Montgomery County Government and is the official guidance that the City has produced for the property. It talks about meeting a number of criteria for acquiring parkland, and the City's long-term goal to acquire 142 acres of parkland by 2030, meeting environmental goals, and that it will not have a negative financial impact on the City's budget.

The Commission discussed several topics including: what has to be considered if the City wants to allow active rather than passive use; neighborhood support for maintaining the area as parkland; concerns about the location of the acquisition and equity with other City neighborhoods; the cost of the land acquisition would be good for the City, but the equitability has to be addressed; how to purchase more parkland; and what fee in-lieu would accomplish.

III. COMMISSION ITEMS

- A. Staff Liaison Report** – Andy Gunning reminded the Commission of the next meeting on March 12 with the Children's Resource Center item as well as the draft Bikeways Master Plan briefing by the City's Bikeways Coordinator.
- B. Old Business**
- C. New Business**
- D. Minutes**
- E. FYI Correspondence**

IV. ADJOURN

There being no further business to come before the Planning Commission, Commissioner Hill moved, seconded by Commissioner Goodman. to adjourned the meeting at 9:17 p.m.

Respectfully Submitted,

Sandra Y. Driver, Commission Secretary